

**MINUTES OF A WORK MEETING OF THE GRANTSVILLE CITY COUNCIL, HELD ON MARCH 17, 2020 AT THE GRANTSVILLE CITY HALL, 429 EAST MAIN STREET, GRANTSVILLE, UTAH. THE MEETING BEGAN AT 6:00 P.M.**

**Mayor and Council Members Present:**

Mayor Brent Marshall

Jewel Allen arrived at 6:05 pm

Jeff Hutchins

Darrin Rowberry

Krista Sparks

Scott Stice

**Appointed Officers and Employees Present:**

Christine Webb, City Recorder

Jacob Enslen, Police Department

Brett Coombs, City Attorney

**Citizens and Guests Present:**

Travis Taylor

**AGENDA:**

- 1. Discussion of a Proposed Concept Plan for Northstar Ranch and Travis Taylor to discuss the future development.**

Travis Taylor explained they are looking at the 1,240 acres overall and asking for direction. He reviewed the water pressure zones of the property. Mayor Marshall reported that Area 2 and Area 3 are the sections that originally they would have had to install a new pump, well, and tank. The Wells Crossing Subdivision has to bring a line from the tank at the South Willow Well to feed the western part of their subdivision. Mayor Marshall suggested Mr. Taylor get together with the developers of Wells Crossing to run a line all the way to Mormon Trail where he could take it into his subdivision. Mr. Taylor stated they know there will have to be a new tank installed to service the upper areas. He reported that he did an overlay and this project is not as big as all of developed Grantsville, but if you subtract all of the undeveloped areas, it is not very far off. He pointed out this is a multi-decade development. There is also a piece that will need to be annexed into Grantsville when they get to it.

Councilwoman Allen arrived at this time.

Mr. Taylor stated this project is 1,240 acres and they have shown an average of two units to an acre for the whole site. He explained they are planning a big area of the City and the Council was wise to carve out as its own planning area. He commented that with a development this big there will be church and school sites and other things they develop as time comes on. He suggested talking about how the density transitions from areas closer into town to the areas out

of town. He added that even though there is an overall density of two units per acre, the density gradient gets less as they work their way up the hill. Mr. Taylor felt the development agreement they could enter in for this whole thing would talk about flexibility going forward. He commented having the framework set moving forward would allow both parties to know what is coming. He stated he did not know if they were far enough along to break it down into zones, but felt looking at the project in terms of pods with defined densities within the pods so there was flexibility to move around. Mr. Taylor commented that as a straight subdivision working their way through it limits them in how they cluster things up. He stated with the new layout allows them to preserve the “minor swales” rather than put them in homeowners’ backyards. He felt it gives the area an open feel without the ongoing downsides of the larger lots. Mr. Taylor pointed out that not everyone wants or can adequately maintain a half-acre lot. He added there will still be some larger lots, it just depends how it lays out. He stated the average size of the lots would increase. They would move to a concept of this is your minimum size lot you have to have to a density where they could move it around and cluster it up.

Mayor Marshall stated we have, in the past, allowed the density to be more tightly clustered to make the overall density of the project meet the current zone. He pointed out the irrigation pond cannot be moved. He recommended the developer work with the Irrigation Company to have a park area or fishing pond for the area. Councilman Stice commented that his son and his family have something similar in St. George where the pond is catch and release. He stated they love it.

Mr. Taylor showed a development he worked on in Herriman. They put in two ponds and a park with pavilions, restrooms, a fish cleaning station, trails, and areas for accessible fishing. He reported the State took over operation of the ponds as part of their Urban Fishery Project. Mr. Taylor pointed out Northstar Ranch Parkway is similar to the Herriman development in that the main thoroughfare, where there are no homes backing the roadway, there are some roundabouts and a meandering sidewalk. It is a nice place to walk and provides traffic flow. Mayor Marshall felt could be some things that do not use water like tennis, basketball, and pickle ball courts and pavilions in the area. He asked Mr. Taylor if he was opposed to that. Mr. Taylor answered no; they would like to do that. He commented on the Impact Fees that would be collected from this development and it makes sense to spend the money there. He felt it will end up being a regional park area. Mayor Marshall added it will not be limited to the Northstar Ranch HOA. He shared his ideas of what things could be created in the park.

Mr. Taylor stated the park idea ties in with clustering and right sizing of the lots. He commented that with no irrigation water available up there, there will need to be native landscape areas that are clustered and home pods that will need to be clustered. He felt we will see more of the lot itself as a percentage be landscaped and finished than a half-acre lot. Councilwoman Allen asked at what stage Mr. Taylor expected to see some of Mayor Marshall’s suggestions take place. Mr. Taylor answered they would want it. He pointed out when they sell something, it is a nightmare to sell a promise of something because if the economy falls apart, everybody remembers the promise. He explained they get the value out of selling it as an amenity of the neighborhood, but he never wants anyone to promise it before it is actually being built or has been built. Mr. Taylor state he would like to see it happening in Area 2 or possibly Area 3, because it is the next water pressure zone, they will be tying into.

The Council Members discussed the concept of clustering the lots and providing open space. Councilman Hutchins asked how many more homes are planned to go in. Mr. Taylor answered they had 2,582 planned, which was 2.32 units per acre for Areas 2 – 6. He said that was an increase, but there is some flexibility with the overall number. Councilwoman Sparks recalled the discussion for this project. She remembered talk of pockets for commercial and multi-family housing in different areas. She pointed out that this area is comparable to a good chunk of Grantsville; it is not just a little neighborhood. Councilwoman Allen stated some residents had written to the Council they were told it would be half-acre lots. She asked Mr. Taylor if that was true. Mr. Taylor answered he was not sure because there are sellers' agents and buyers' agents. He has talked to both of the sellers' agents that work for him and they said they have not promised that. Councilman Hutchins commented on the density staying the same, but the topography lends itself to open space. He pointed out there will still be only 2,500 homes but with open space, but some of them will not be on half-acre lots. Councilwoman Sparks added that you would hate to see the same half-acre lots for 1,200 acres.

Mr. Taylor explained Area 3 and Area 5 along Mormon Trail Road are set aside as a little higher density. He reported on the major thoroughfare you usually see industrial, commercial, and multi-family. He felt it would be beneficial on the inside of the development to retain the ability to have some neighborhood commercial like a small shopping center.

Councilman Rowberry asked if anyone else has lived in an area like this. He reported that when he lived in Colorado, the neighborhood had homes that were clustered together. It was an extremely nice area with field for the kids to practice soccer, etc. There was playground equipment and more walking trails than he could imagine. Councilman Rowberry explained that is the type of neighborhood they have in Denver and the communities are very nice. He commented on the terrain of the area where Northstar Ranch is located. He reported that his home felt a little close but with the open space, he did not feel like they were packed in.

Councilman Stice remarked that his son lived in Herriman and eventually everything was grass and that was the play area for the kids. They basically ended up with a two acre park in their backyard. Councilman Stice felt the problem he sees for the people writing in is they thought they were on half-acre lots. He suggested feathering the lots from half-acre to a third and then something else. It will look better than having a half-acre lot next to a quarter-acre lot right next to it.

Councilwoman Allen felt it would help to sell them on the big picture. She stated looking at this one spot was hard to imagine anything else. She thought keeping the same number of residences would be good. Mr. Taylor commented he would re-do it to reflect the original two units per acre for the overall project so it is exactly what they have always talked about. Councilwoman Allen discussed the rural feel of the area and suggested keeping it.

Mr. Taylor and the Council discussed the drainage swales. Mr. Taylor explained all of the swales run toward the City. He stated they plan to create debris basins along the way in their drainage swales. He does not wish to saddle the HOA with maintaining them where it protects

the rest of the town from the run-off. Councilman Stice did not think we will ever see water in them unless there is a huge rain storm. He added the run-off is sent to the Depot.

Councilman Stice commented this was exactly the conversation he wished to have with Mr. Taylor. He stated that he did not want to see quarter-acre lots, however. The Council agreed they were good with keeping the overall density the same but there should be a minimum lot size. They felt a third-acre was so close to a half-acre, that it was reasonable for phases 4, 5, and 6.

Mr. Taylor asked if there was a way to streamline the approval process. He hoped they could bring in a preliminary plat for an area that encompassed two to four (2 – 4) final plats, it would go to the Planning Commission and then the City Council, and as long as they do what has already been approved, they do not have to go through another set of meetings. Mayor Marshall pointed out developers cannot begin working on the next phase of their project until they have sold seventy percent (70%). He felt Mr. Taylor was talking about coming in and doing two or three (2 or 3) phases of roads and lines. Mr. Taylor shared his thoughts on the process. He felt to streamline the process, he could bring in the map, have it reviewed by the Planning Commission, approved by the City Council, and then he can work with the Zoning Administrator or the Mayor to create a mylar for it. Mr. Coombs reported the Planning Commission looked at this process, but they decided to keep the process they had. He felt it would be best to discuss it with Shay Stark and Jaime Topham. Councilman Stice commented that he might be alright with doing three (3) phases at a time, but not as many as this development has. Mr. Taylor explained everything has to go to the Planning Commission Meeting and then to City Council for every approval and it is a lot. He suggested limiting the number of lots in a preliminary plat to 150. Mayor Marshall said ninety (90) is the equivalent of three (3) phases. He felt it would be reasonable.

The Council discussed trailheads available to the public. Mr. Taylor felt it was a liability for the HOA to have property that the public would have unfettered access to. Mayor Marshall requested that some of the swales that are steep have the slopes knocked down a little while they have the big equipment there. They discussed the Police Department's shooting range in proximity to the subdivision. Mayor Marshall suggested swapping land to move the shooting range and let the City take over the new gravel pit. There was a discussion about his thoughts and the plan to make it work. Mr. Coombs noted it would be required to record the shooting range onto the plat if it is within 1,000 feet of a residence.

Mayor Marshall showed the Council Members the shirts that were ordered for them. He inquired what they would like embroidered on them. The Council agreed to have Grantsville City put on the shirts, but not their names.

Councilman Hutchins reported he was approached by the Grantsville Baseball Association about what to do about the limiting of people at a social gathering. They are wondering if the City will adopt the no greater than ten. Mayor Marshall answered that we are working on it. Mr. Coombs stated the Governor issued his order within the last hour. Tooele County has theirs drafted and ours will be ready. It will adopt the same guidelines the others have. Councilwoman Sparks

commented the leagues start early and then the fields sit empty all summer. Mayor Marshall reported the restrooms have had extreme vandalism. The Mayor and Council discussed vandalism and their concerns.

Mayor Marshall stated he would like to move through tomorrow night's meeting as quickly as possible because he did not know how many people we would have present. He asked if the Council had any questions regarding the agenda. He pointed out there are three (3) present that are in the high-risk group. Councilman Stice asked about the amount on the splash pad. It says we will need to match half the amount, but it looked like we were matching a quarter. Mayor Marshall explained we have filed for the rec grant to cover the other quarter of our half.

## **2. Adjourn.**

**Motion:** Councilman Stice made a motion to adjourn. Councilman Sparks seconded the motion. The meeting was adjourned at 7:47 p.m.